

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **San Luis Obispo County**

State: **CA**

PJ's Total HOME Allocation Received: **\$19,705,619**

PJ's Size Grouping*: **B**

PJ Since (FY): **1994**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|-----------------|-----------------|--------------------------|-----------------------|------------------------------|----------------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | PJs in State: 92 | | | | |
| % of Funds Committed | 88.52 % | 91.16 % | 57 | 92.07 % | 20 | 23 | |
| % of Funds Disbursed | 87.56 % | 83.89 % | 23 | 84.14 % | 63 | 62 | |
| Leveraging Ratio for Rental Activities | 10.86 | 5.84 | 1 | 4.79 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 87.88 % | 75.05 % | 37 | 81.45 % | 39 | 35 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 72.49 % | 69.01 % | 40 | 69.74 % | 45 | 46 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 97.01 % | 79.06 % | 11 | 80.97 % | 91 | 88 | |
| % of 0-30% AMI Renters to All Renters*** | 33.76 % | 40.24 % | 58 | 45.50 % | 28 | 29 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 99.57 % | 93.41 % | 27 | 95.55 % | 55 | 55 | |
| Overall Ranking: | | | In State: 26 / 92 | Nationally: 58 | 59 | | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$35,316 | \$35,004 | | \$26,831 | 234 Units | 12.10 % | |
| Homebuyer Unit | \$22,448 | \$20,947 | | \$15,029 | 173 Units | 8.90 % | |
| Homeowner-Rehab Unit | \$39,750 | \$27,511 | | \$20,806 | 4 Units | 0.20 % | |
| TBRA Unit | \$1,514 | \$2,735 | | \$3,228 | 1,523 Units | 78.70 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Luis Obispo County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$189,228 | \$144,196 | \$39,750 |
| State:* | \$135,492 | \$114,689 | \$28,606 |
| National:** | \$96,090 | \$75,663 | \$23,585 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.08

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|----------|-------------|-------------|--------|--|----------|-------------|-------------|--------|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 43.3 | 41.6 | 25.0 | 74.4 | Single/Non-Elderly: | 13.3 | 8.7 | 0.0 | 39.6 |
| Black/African American: | 1.3 | 0.6 | 0.0 | 6.3 | Elderly: | 27.5 | 1.7 | 0.0 | 9.7 |
| Asian: | 0.0 | 0.6 | 0.0 | 1.9 | Related/Single Parent: | 22.7 | 13.9 | 0.0 | 36.7 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 34.8 | 72.3 | 75.0 | 7.7 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 1.7 | 3.5 | 25.0 | 6.3 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 0.6 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 55.4 | 56.6 | 75.0 | 17.4 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 36.5 | 5.2 | 25.0 | 47.8 | Section 8: | 24.9 | 0.0 | # | |
| 2 Persons: | 13.7 | 13.3 | 0.0 | 22.7 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 13.7 | 16.8 | 0.0 | 16.4 | Other: | 1.7 | | | |
| 4 Persons: | 19.7 | 34.7 | 75.0 | 8.7 | No Assistance: | 73.4 | | | |
| 5 Persons: | 7.7 | 16.8 | 0.0 | 3.9 | | | | | |
| 6 Persons: | 6.0 | 9.8 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 2.9 | 0.0 | 0.5 | | | | | |
| 8 or more Persons: | 2.6 | 0.6 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | | 87 |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Luis Obispo County State: CA Group Rank: 58
 (Percentile)
 State Rank: 26 / 92 PJs Overall Rank: 59
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 75.25% | 87.88 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 50.43% | 72.49 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 97.01 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 91.30% | 99.57 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.340 | 1.8 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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